018.0	0001	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,291,100	/	1,291,100
USE VALUE:	1,291,100	/	1,291,100
ASSESSED:	1,291,100	/	1,291,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERDIEV DMITRY N
Owner 2:	BERDIEVA DINA MIRPURI
Owner 3:	
Street 1:	11 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANDHU HARJINDER SINGH -
Owner 2:	SANDHU AMARJIT KAUR -
Street 1:	11 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,498 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Clapboard Exterior and 3856 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12498.000	683,000		608,100	1,291,100
Total Card	0.287	683,000		608,100	1,291,100
Total Parcel	0.287	683,000		608,100	1,291,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.83 | /Parcel: 334.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	273954
GIS Ref	
GIS Ref	
Insp Date	12/01/17

!15311!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0001-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	682,500	0	12,498.	608,100	1,290,600	1,290,600	Year End Roll	12/18/2019
2019	101	FV	532,500	0	12,498.	787,000	1,319,500	1,319,500	Year End Roll	1/3/2019
2018	101	FV	532,500	0	12,498.	500,800	1,033,300	1,033,300	Year End Roll	12/20/2017
2017	101	FV	532,500	0	12,498.	457,900	990,400	990,400	Year End Roll	1/3/2017
2016	101	FV	532,500	0	12,498.	372,000	904,500	904,500	Year End	1/4/2016
2015	101	FV	528,600	0	12,498.	372,000	900,600	900,600	Year End Roll	12/11/2014
2014	101	FV	528,600	0	12,498.	339,100	867,700	867,700	Year End Roll	12/16/2013
2013	101	FV	528,600	0	12,498.	322,700	851,300	851,300		12/13/2012

PRINT

Date	Time
12/11/20	05:03:00

LAST REV

Date	Time
03/21/18	09:53:54
apro	
15311	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDHU HARJINDE	1403-16		7/27/2011		885,000	No	No		
GK DEVELOPMENT	1334-140		3/23/2007		1,098,000	No	No		
ROMAN CATHOLIC	1306-25		8/10/2005	Portion-Asst	1,800,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2006	456	New Buil	300,000	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	BS	Barbara S
7/2/2012	Measured	JBS	JOHN S
10/27/2011	MLS	EMK	Ellen K
2/20/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
9/29/2006	MLS	HC	Helen Chinal
5/5/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12498		Sq. Ft.	Site		0	85.	0.57	2			Med. Tr	-10					608,125				G8	1.	608,100	

Total AC/HA: 0.28691 | Total SF/SM: 12498 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 608,125 | Spl Credit | Total: 608,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	7.9	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	12.51	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92230284
Const Adj.:	1.04989493
Adj $ / SQ:	121.040
Other Features:	98852
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	780627
Depreciation:	97656
Depreciated Total:	682970

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

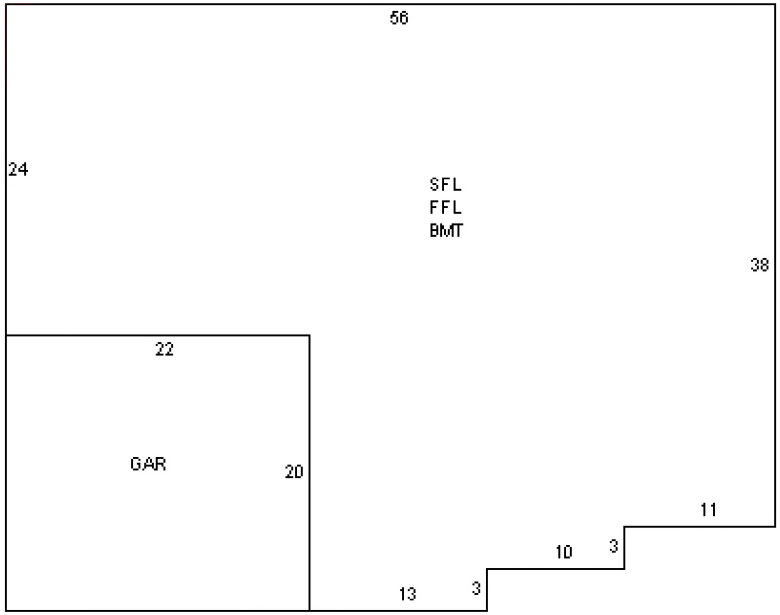
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.46
Special Features:	0	Val/Su Net:	109.74
Final Total:	683000	Val/Su SzAd	177.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,928	36.310	70,010
FFL	First Floor	1,928	121.040	233,365
SFL	Second Floor	1,928	121.040	233,365
GAR	Garage	440	21.710	9,554

Net Sketched Area:	6,224			Total:	546,294
Size Ad	3856	Gross Are	6224	FinArea	3856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0001-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	